

Home 2 Sell

Quality Service For Less



113 Far Laund

Belper, DE56 1FN

Offers Around £249,995





Home2sell are delighted to offer this beautifully presented and sympathetically extended, two bedroomed semi detached family home which represents an excellent opportunity for the discerning purchaser looking to acquire a spacious and well proportioned residence in a convenient and very popular location. Supplemented by sealed unit PVCu double glazing, gas central heating and enjoying off road parking and a generous rear garden. Accommodation comprising in brief of entrance hall, open plan lounge dining room with feature fireplace and recess, fitted breakfast kitchen having built in appliances and a guest cloakroom WC. To the first floor landing two well proportioned bedrooms and a modern family shower room having a three piece suite with spa shower. Outside to the front of the property is a tarmacadam driveway providing generous and ample off road parking. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a block paved patio immediately to the rear with stocked border and steps to a further block paved patio terrace making and an ideal space for el fresco dining and entertaining. The garden then gives way to a manicured lawn with central pathway leading to a secluded area with green house and timber garden shed. The garden enjoys views to open field. Viewing Essential..



### Entrance Hall

The property is entered via a PVCu door having glazed insert, central heating radiator, wall light and stairs off to the first floor landing.

### Open Plan Lounge Dining Room

20'7" plus bay x 11'8" red 10'1" (6.28m plus bay x 3.58m red 3.09m )

This generously proportioned light and airy room has a bow bay walk in PVCu double glazed window to the front elevation, three wall lights, two ceiling lights and a picture light. Having sliding opaque glazed doors to the breakfast kitchen. Two central heating radiators and a feature fireplace with gas coal effect living flame enclosed fire set on a raised stone and tile hearth with complimentary stone surround. Television Point.

### Recess

Having a PVCu double glazed opaque window to the side elevation, electric cupboard, useful under stairs storage cupboard and wall light.

### Breakfast Kitchen

9'8" reducing 5'10" x 14'8" max (2.96m reducing 1.78m x 4.48m max)

Having a beautiful fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half sink drainer unit with Chrome Swan neck mixer tap. Having an integrated electric hob with stainless steel extractor canopy over, integrated electric double oven and built in microwave. Space and plumbing for an automatic washing machine, integrated fridge and freezer. breakfast bar, display cabinets, complimentary splash back tiling, ceiling lighting. Central heating radiator, ceiling lighting, and PVCu door to the side access.

### WC

Having a concealed cistern WC, PVCu double glazed opaque window to the side elevation and ceiling light.

### To the first floor landing

Having a wall light, access to the loft void and PVCu double glazed window to the side elevation.

### Bedroom One

12'0" plus bay x 11'8" extending 13'3" max (3.67m plus bay x 3.56m extending 4.06m max )

This generously proportioned room having a PVCu double glazed bay window to the front elevation, central heating radiator and ceiling light.

### Bedroom Two

8'8" x 11'5" reducing 9'1" (2.65m x 3.48m reducing 2.78m )

Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and view, airing cupboard and ceiling light.

### Luxury Family Shower Room

Having a three piece suite comprising of a close couple wc, vanity hand wash basin and a spa shower having seat and body jets. complimentary wall panelling, PVCu double glazed opaque window to the rear elevation, central heating radiator and ceiling light.

### Outside

To the front of the property is a tarmacadam driveway providing generous and ample off road parking.

A special feature of the sale is the delightful rear

garden which enjoys a most pleasant aspect having a block paved patio immediately to the rear with stocked border and steps to a further block paved patio terrace making an ideal space for el fresco dining and entertaining. The garden then gives way to a manicured lawn with central pathway leading to a secluded area with green house and timber garden shed. The garden enjoys views to open field.

### Area

113 Far Laund is situated approximately half a mile from the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

### Directional Note

Leave Belper along Chesterfield Road which becomes Laund Hill and eventually Far Laund. Number 113 can be found on the left hand side of the road clearly identified by our distinctive Home2sell or Sale' board.





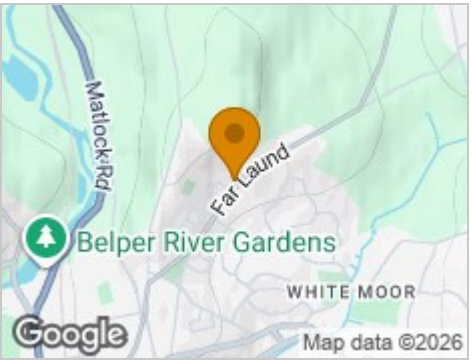
Road Map



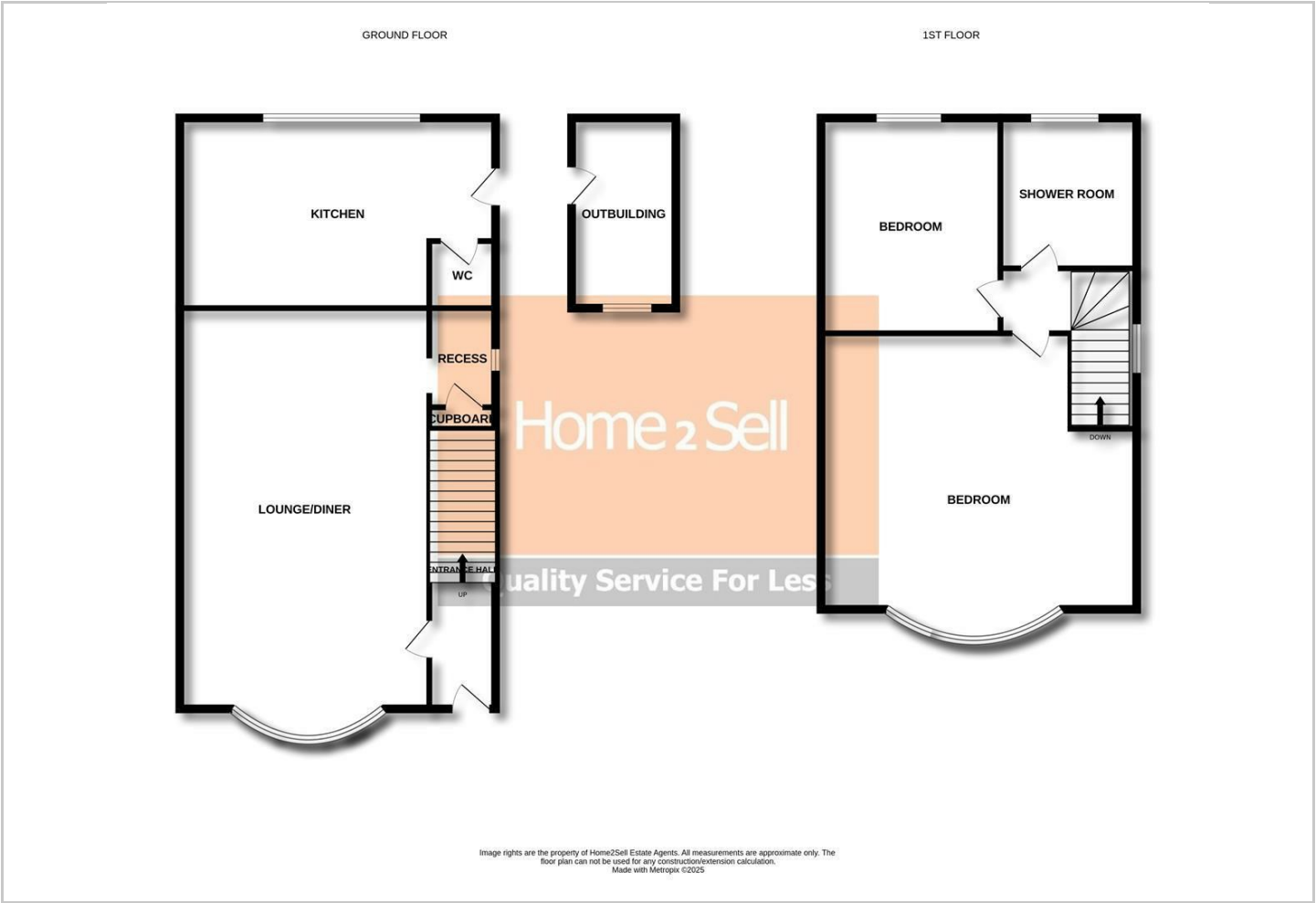
Hybrid Map



Terrain Map



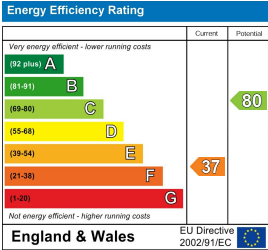
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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